LOT 53
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

DICKS BRITTANY M
95499 HANOVER CT
FERNANDINA BEACH, FL 32034

2023

41-2N-28-1140-0053-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

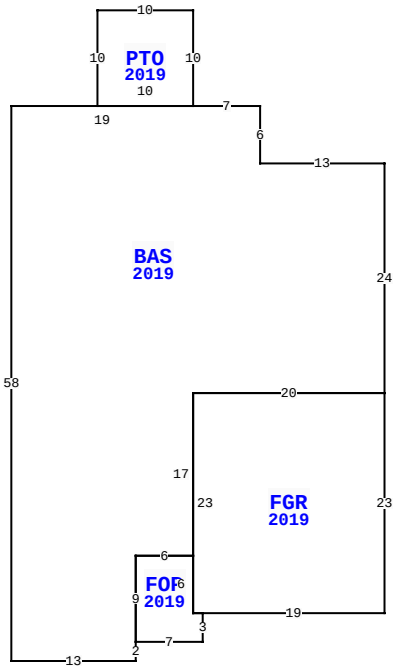
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4068.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,558	100	1,558	153,131
FGR	460	55	253	24,867
FOP	57	30	17	1,671
PTO	100	5	5	491
TOTALS	2,175		1,833	180,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,833	110.0000	99.28	181,980	2019	2019	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1558 HX Base Yr 2020



95499 HANOVER CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		180,160
TOTAL MARKET OB/XF VALUE		3,716
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		258,876
SOH/AGL Deduction		70,146
ASSESSED VALUE		188,730
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		138,730
TOTAL JUST VALUE		258,876
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1909303	CO ISSUED	0	12/13/2019
B1909303	NEW CONSTR	227,276	08/29/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2326/0347	12/13/2019	SW	Q	I	01	201,900
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: DICKS BRITTANY M						
2205/1179	6/22/2018	SW	Q	V	05	559,500
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W13 N6 W7 PTO=[YR=2019] N10 W10 S10 E10$ W19 S58 E13 N2 FOP=[YR=2019] E7 N3 FGR=[YR=2019] E19 N23 W20 S23 E1$ W1 N6 W6 S9$ N9 E6 N17 E20 N24$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	2019	2019	3	99	154	
2	0811	CONCRETE B	0	100	0	0	692.00	SF	5.20	5.20	100	2019	2019	3	99	3,562	

LAND DESCRIPTION

TOTAL OB/XF 3,716

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 12/11/2019 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS